# QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF November, 2011

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
**Rudy Title & Escrow, LLC**
2012 21st Ave. South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Brian V. Watkins** (NAME) | **"New Owner"** (NAME) | 103150B11200CO |
| **4487 Post Place, Unit 112** (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37205** (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **HENRY WATKINS** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **BRIAN V. WATKINS**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

**A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 112, in horizontal property regime which is located on the Plat of Lion's Head Condominium Apartment, of record in Book 5200, Page 82, Register's Office for said County, which plan reference is hereby made for a more complete legal description.**

**Being the same property conveyed to Henry Watkins and Brian Watkins by Quitclaim Deed as of record in Instrument No. 20090819-0077869, Register's Office for Davidson County, Tennessee.**

***THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.***

This is
**( ) unimproved**
**(X ) improved**
property known as 4487 Post Place, Unit 112, Nashville, TN 37205
(House Number) (Street) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 7th day of November 2011

**Henry Watkins**

BILL GARRETT, Davidson County
Trans:T20110070989 DEEDQC
Recvd: 11/10/11 08:43 2 pgs
Fees:12.00 Taxes:0.00
20111110-0087857

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Henry Watkins**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of November 2011.

Mary Frances Rudy
Notary Public

My Commission Expires: 5-20-14




**RETURN TO:**
**Rudy Title & Escrow, LLC**
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Nashville, TN 37212